



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/29/2025 2:25:56 AM

| General Details                                   |                                   |                            |                   |                  |                         |                   |                     |
|---|-----------------------------------|----------------------------|-------------------|------------------|-------------------------|-------------------|---------------------|
| Parcel ID:  | 010-0530-02255                    |                            |                   |                  |                         |                   |                     |
| Document:   | Torrens - 1021921.0               |                            |                   |                  |                         |                   |                     |
| Document Date:                                    | 03/23/2020                        |                            |                   |                  |                         |                   |                     |
| Legal Description Details                         |                                   |                            |                   |                  |                         |                   |                     |
| Plat Name:  | CITY HOME ACRES                   |                            |                   |                  |                         |                   |                     |
| Section   | Township                          | Range                      | Lot               | Block            |                         |                   |                     |
| -   | -                                 | -                          | 0022              | 010              |                         |                   |                     |
| Description:                                      | WLY 60 FT LYING NLY OF SLY 70 FT  |                            |                   |                  |                         |                   |                     |
| Taxpayer Details                                  |                                   |                            |                   |                  |                         |                   |                     |
| Taxpayer Name                                     | CLAASSEN BRIAN M & JODY L         |                            |                   |                  |                         |                   |                     |
| and Address:                                      | 2291 60TH AVE<br>OSCEOLA WI 54020 |                            |                   |                  |                         |                   |                     |
| Owner Details                                     |                                   |                            |                   |                  |                         |                   |                     |
| Owner Name  | CLAASSEN BRIAN M                  |                            |                   |                  |                         |                   |                     |
| Owner Name  | CLAASSEN JODY L                   |                            |                   |                  |                         |                   |                     |
| Owner Name  | CLAASSEN ZACHARY R                |                            |                   |                  |                         |                   |                     |
| Payable 2025 Tax Summary                          |                                   |                            |                   |                  |                         |                   |                     |
| 2025 - Net Tax                                    |                                   |                            | \$3,409.00        |                  |                         |                   |                     |
| 2025 - Special Assessments                        |                                   |                            | \$29.00           |                  |                         |                   |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |                                   |                            | <b>\$3,438.00</b> |                  |                         |                   |                     |
| Current Tax Due (as of 4/28/2025)                 |                                   |                            |                   |                  |                         |                   |                     |
| Due May 15  |                                   | Due October 15             |                   |                  | Total Due               |                   |                     |
| 2025 - 1st Half Tax                               | \$1,719.00                        | 2025 - 2nd Half Tax        | \$1,719.00        |                  | 2025 - 1st Half Tax Due | \$1,719.00        |                     |
| 2025 - 1st Half Tax Paid                          | \$0.00                            | 2025 - 2nd Half Tax Paid   | \$0.00            |                  | 2025 - 2nd Half Tax Due | \$1,719.00        |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$1,719.00</b>                 | <b>2025 - 2nd Half Due</b> | <b>\$1,719.00</b> |                  | <b>2025 - Total Due</b> | <b>\$3,438.00</b> |                     |
| Parcel Details                                    |                                   |                            |                   |                  |                         |                   |                     |
| Property Address:                                 | 524 WALNUT ST, DULUTH MN          |                            |                   |                  |                         |                   |                     |
| School District:                                  | 709                               |                            |                   |                  |                         |                   |                     |
| Tax Increment District:                           | -                                 |                            |                   |                  |                         |                   |                     |
| Property/Homesteader:                             | -                                 |                            |                   |                  |                         |                   |                     |
| Assessment Details (2025 Payable 2026)            |                                   |                            |                   |                  |                         |                   |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status               | Land<br>EMV                | Bldg<br>EMV       | Total<br>EMV     | Def Land<br>EMV         | Def Bldg<br>EMV   | Net Tax<br>Capacity |
| 204   | 0 - Non Homestead                 | \$43,400                   | \$220,800         | \$264,200        | \$0                     | \$0               | -                   |
| Total:  |                                   | <b>\$43,400</b>            | <b>\$220,800</b>  | <b>\$264,200</b> | <b>\$0</b>              | <b>\$0</b>        | <b>2642</b>         |



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## Land Details

**Deeded Acres:** 0.00  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** P - PUBLIC  
**Gas Code & Desc:** P - PUBLIC  
**Sewer Code & Desc:** P - PUBLIC  
**Lot Width:** 60.00  
**Lot Depth:** 168.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (House)

| Improvement Type | Year Built    | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish                   | Style Code & Desc.              |
|------------------|---------------|----------------------------|----------------------------|-----------------------------------|---------------------------------|
| HOUSE            | 1961          | 1,066                      | 1,066                      | ECO Quality / 533 Ft <sup>2</sup> | RAM - RAMBL/RNCH                |
| Segment          | Story         | Width                      | Length                     | Area                              | Foundation                      |
| BAS              | 1             | 26                         | 41                         | 1,066                             | BASEMENT WITH EXTERIOR ENTRANCE |
| DK               | 1             | 8                          | 8                          | 64                                | PIERS AND FOOTINGS              |
| DK               | 1             | 8                          | 30                         | 240                               | PIERS AND FOOTINGS              |
| Bath Count       | Bedroom Count | Room Count                 | Fireplace Count            | HVAC                              |                                 |
| 1.75 BATHS       | 2 BEDROOMS    | -                          | 1                          | CENTRAL, GAS                      |                                 |

## Improvement 2 Details (50% GARAGE)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE           | 1974       | 546                        | 546                        | -               | ATTACHED           |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 21                         | 26                         | 546             | FOUNDATION         |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price                                   | CRV Number |
|-----------|--|------------|
| 01/2015   | \$102,000 (This is part of a multi parcel sale.) | 209478     |

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV | Bldg EMV  | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|----------|-----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 204                    | \$38,900 | \$210,900 | \$249,800 | \$0          | \$0          | -                |
|                   | Total                  | \$38,900 | \$210,900 | \$249,800 | \$0          | \$0          | 2,498.00         |
| 2023 Payable 2024 | 204                    | \$42,800 | \$224,100 | \$266,900 | \$0          | \$0          | -                |
|                   | Total                  | \$42,800 | \$224,100 | \$266,900 | \$0          | \$0          | 2,669.00         |
| 2022 Payable 2023 | 204                    | \$37,300 | \$194,100 | \$231,400 | \$0          | \$0          | -                |
|                   | Total                  | \$37,300 | \$194,100 | \$231,400 | \$0          | \$0          | 2,314.00         |
| 2021 Payable 2022 | 204                    | \$35,100 | \$182,300 | \$217,400 | \$0          | \$0          | -                |
|                   | Total                  | \$35,100 | \$182,300 | \$217,400 | \$0          | \$0          | 2,174.00         |



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| Tax Detail History |            |                     |                                 |                 |                     |                  |
|--------------------|------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year           | Tax        | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024               | \$3,759.00 | \$25.00             | \$3,784.00                      | \$42,800        | \$224,100           | \$266,900        |
| 2023               | \$3,457.00 | \$25.00             | \$3,482.00                      | \$37,300        | \$194,100           | \$231,400        |
| 2022               | \$3,569.00 | \$25.00             | \$3,594.00                      | \$35,100        | \$182,300           | \$217,400        |

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